

**NOTICE OF PREPARATION OF A
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
TO THE DOWNTOWN STRATEGY 2000 FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE GATEWAY TOWER MIXED-USE DEVELOPMENT PROJECT**

FILE NO: H15-047, T15-052, HP15-003
PROJECT APPLICANT: The Core Companies
APNs: 264-30-089, 264-30-090, 264-30-114

As the Lead Agency, the City of San José will prepare a Supplemental Environmental Impact Report (SEIR) to the *Downtown Strategy 2000 Final EIR* (State Clearinghouse No. 2003042127) to address the environmental effects of the proposed Gateway Tower Mixed-Use Development.

The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this SEIR may be used by your agency when considering subsequent approvals related to the project. The project description, location, and probable environmental effects that will be analyzed in the SEIR for the project can be found on the City's Active EIRs website at www.sanjoseca.gov/activeeirs.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your written response to the following person:

City of San José
Department of Planning, Building, and Code Enforcement
Attn: Thai-Chau Le
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905
Phone: (408) 535-5658, E-mail: Thai-Chau.Le@sanjoseca.gov

Harry Freitas, Director
Planning, Building and Code Enforcement


Deputy

4/4/2016
Date

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE GATEWAY TOWER MIXED-USE DEVELOPMENT

APRIL 2016

1.0 INTRODUCTION AND BACKGROUND

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project.

A Supplemental EIR (SEIR) is prepared when it is determined by the Lead Agency that changes proposed in an approved project will require revisions to the previous EIR because of possible new impacts or an increase in severity of previously identified impacts. As the Lead Agency, the City of San José will prepare a SEIR to the *Downtown Strategy 2000 Final EIR* to address the environmental effects of the proposed Gateway Tower Mixed-Use Development.

The SEIR for the proposed Gateway Tower Mixed-Use Development project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended and the requirements of the City of San José. In accordance with the requirements of CEQA, the SEIR will include the following:

- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth-inducing impacts of the proposed project; and (d) cumulative impacts.

2.0 PROJECT LOCATION

The 0.5-acre project site is located from 455 to 493 South First Street in the Central/Downtown Planning Area of San José. The project site is comprised of three parcels (APNs 264-30-089, -090, and -114) located between South First Street and South Market Street. The project site is bounded by commercial development on the north, South First Street on the east, William Street on the south, and Market Street on the west. Regional and vicinity maps of the project site are shown in Figure 1 and Figure 2, respectively. An aerial photograph showing surrounding land uses is shown on Figure 3.

3.0 DESCRIPTION OF THE GATEWAY TOWER PROJECT

The project proposes construction of a residential apartment building with up to 308-units and 8,000 square feet of ground floor commercial space. The proposed high rise building would be up to 262 feet in height, including architectural elements, mechanical equipment screens, and elevator shafts. The primary entrance to the building lobby would be on South First Street and the leasing office would also be accessed from South First Street. Proposed ground floor commercial spaces would have raised ceilings to the second-story of the building and would be located on all street frontages. A “bike kitchen” for bicycle parking and maintenance would be accessed from South Market Street. Within the commercial space on South First Street, an interactive historical window display would be provided as a part of the retained 465/467 South First Street commercial building façade. This display would occupy approximately 140 square feet of the ground floor. A wide sidewalk area provided on the William Street frontage of the site could be used as an outdoor seating area.

The project site is currently occupied by three commercial buildings and a surface parking lot. Two of the buildings are listed on the City of San José Historic Resources Inventory. The Red Front Surplus building (455 South First Street) is listed as a Structure of Merit and the Herrold College building (465 South First Street) is a City Landmark. The project would maintain the facades of these two buildings at 455 to 467 South First Street and 460 to 480 South Market Street. Visible historic building elements from building facades to be retained would be rehabilitated (i.e., repaired and treated) as part of the proposed project. The building at 493 South First Street with frontage on William Street would be demolished in its entirety to allow for construction of the proposed building.

Parking would be provided on-site with up to three levels of subgrade parking and up to six parking levels above grade. Vehicular access to the parking garage would be from a full access driveway on Market Street. Bicycle storage would also be provided on-site.

The project site has a land use designation of *Downtown* in the Envision San José 2040 General Plan and is zoned *Downtown Primary Commercial (DC)*

4.0 ENVIRONMENTAL EFFECTS TO BE ANALYZED

The SEIR will discuss the environmental impacts anticipated to result from development of the project as proposed and will include a discussion of the following specific environmental categories as related to the project: aesthetics, air quality, biological resources (trees), cultural and historic resources, geology and seismicity, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise and vibration, public services, recreation, transportation, and utilities and service systems. Due to the projects location and size, two particular areas of focus of the analysis will be aesthetics and historic resources, as outlined below.

Aesthetics

The project will construct a residential tower, up to 262 feet in height, in Downtown San José. The SEIR will describe the existing visual setting of the project area and the visual changes that are anticipated to occur as a result of the proposed project. The SEIR will also discuss possible light and

glare issues from the development. Mitigation measures will be identified for significant impacts, as appropriate.

Cultural Resources

The project proposes to fully remove the 493 South First Street building and partially remove two buildings at 455 to 467 South First Street and 460 to 480 South Market Street. The buildings to be partially removed are over 50 years in age and listed on the City of San José Historic Resources Inventory. As previously noted, the Red Front Surplus building (455 South First Street) is listed as a Structure of Merit and the former Herrold College building (465 South First Street) is a City Landmark # HL92-74 and potentially eligible for the National Register of Historic Places and California Register of Historical Resources. The building facades for 455 to 467 South First Street and 460 to 480 South Market Street will be retained and would be rehabilitated (i.e., repaired and treated) as part of the proposed project. Impacts to historical resources will be addressed based upon assessments of the buildings on the site and a review of the project's effects. Mitigation measures will be identified, as appropriate.

Energy

In conformance with Appendix F of the CEQA Guidelines, the SEIR will identify the potential for the project to result in significant energy impacts. Mitigation measures for energy impacts will be identified, as appropriate.

Cumulative Impacts

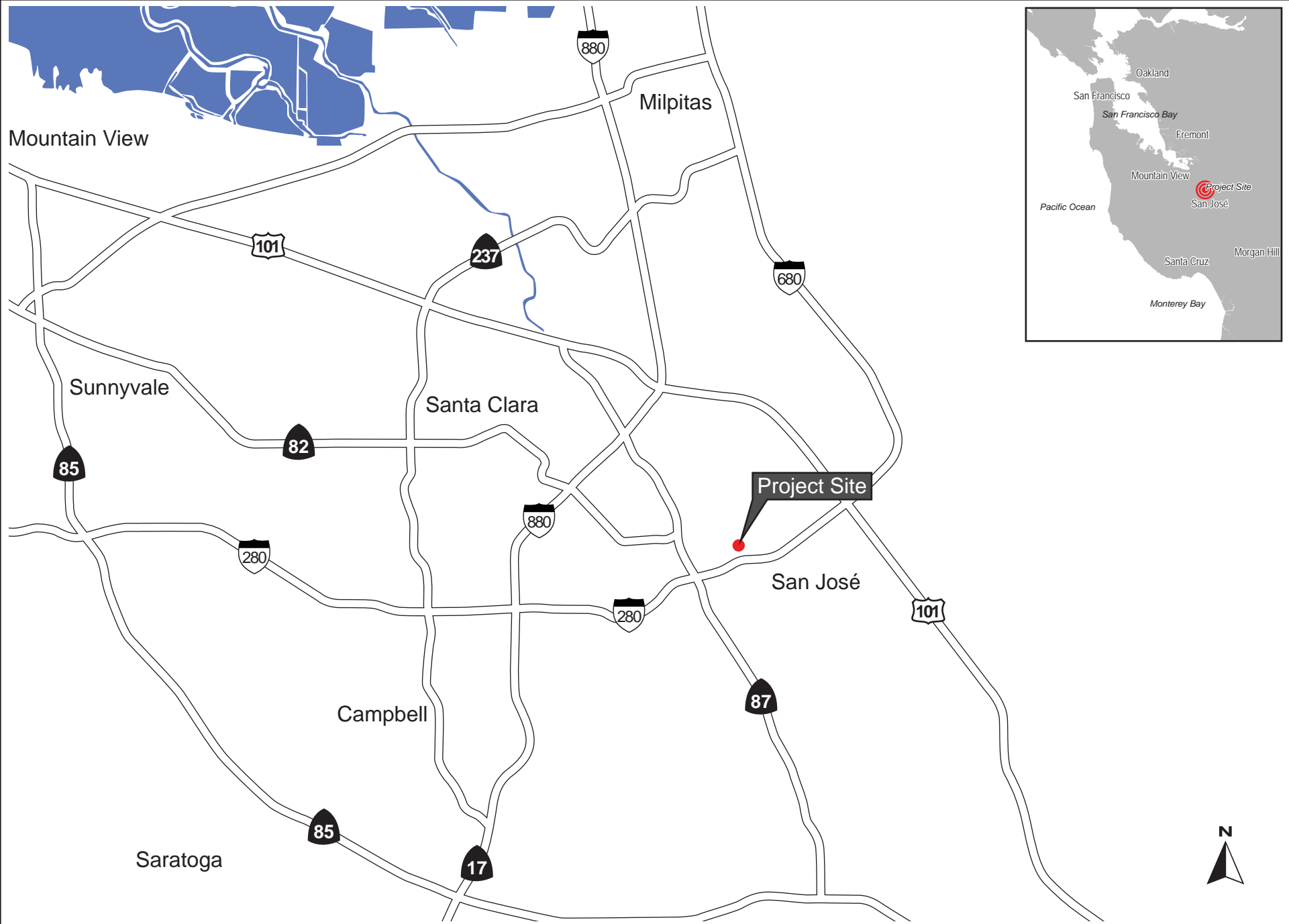
The SEIR will discuss the cumulative impacts of the project in combination with other past, present, and probable future projects. Mitigation measures will be identified to reduce and/or avoid significant impacts, as appropriate.

Alternatives

The SEIR will evaluate possible alternatives to the project, based on the results of the environmental analysis. The alternatives discussion will focus on those alternatives that could feasibly accomplish most of the basic purposes of the Gateway Tower Mixed-Use Development project and could avoid or substantially lessen one or more of the significant environmental effects identified in the SEIR (CEQA Guidelines Section 15126.6). The environmentally superior alternative(s) will be identified based on the number and degree of associated environmental impacts.

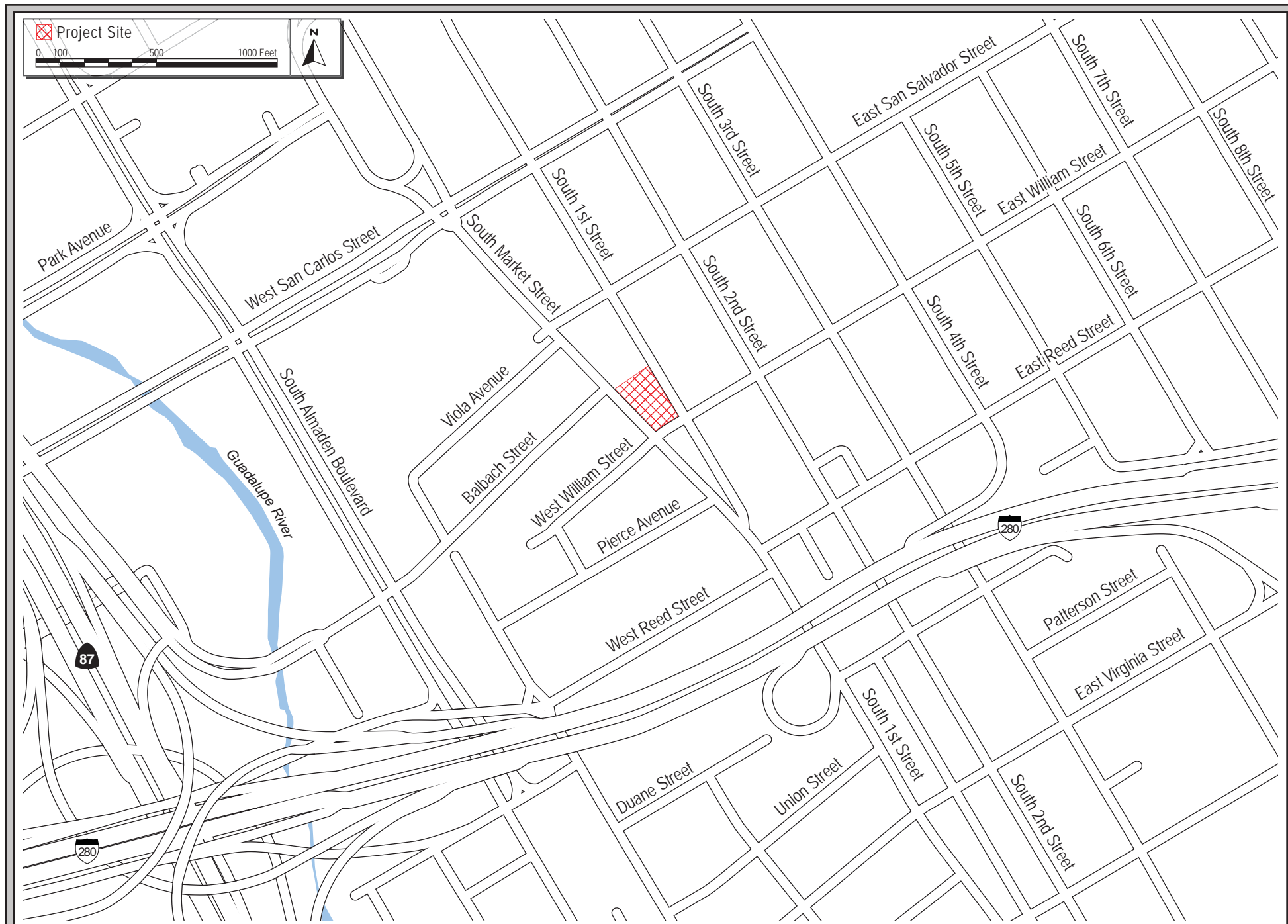
Other Sections

The SEIR will also include all other sections required under the CEQA Guidelines, including: 1) Growth Inducing Impacts; 2) Significant Unavoidable Impacts; 3) Significant Irreversible Environmental Changes; 4) Consistency with Plans and Policies; 5) References; and 6) EIR Authors. Relevant technical reports will be provided as appendices.



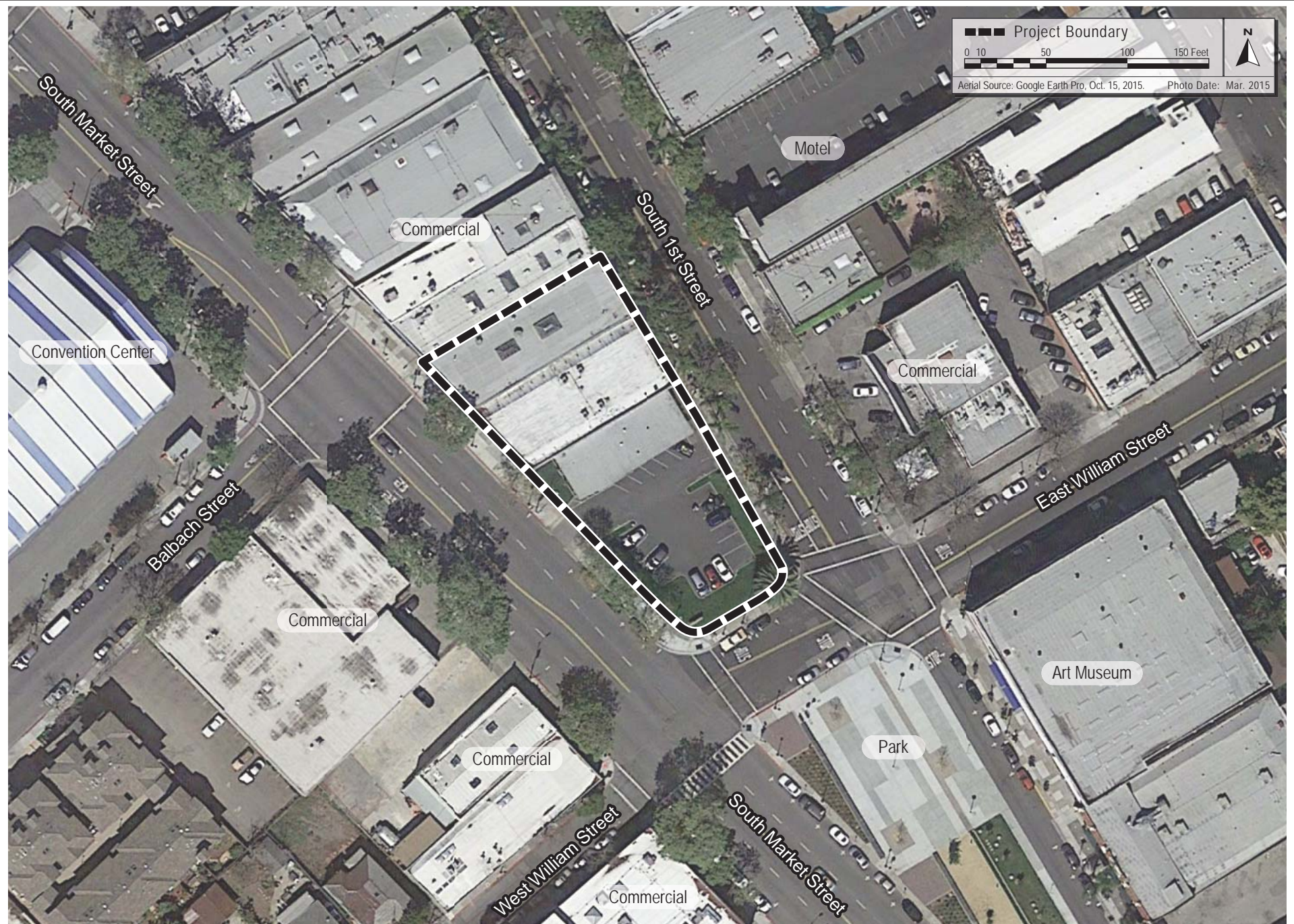
REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3